

MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, NELL POSTELL, JEFF WEBB,
EMANUEL FERGUSON, PAULA MURPHY, ANDREW HARGETT
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, BETHANY WHITAKER

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

JUNE 7, 2017

5:00 P.M.

2 GEORGE STREET

A. Deferred applications from previously advertised BZA-SD agendas.

1. 1 Country Club Dr (James Is)(TMS#4240000004) APP. NO. 176-07-A1

Request a variance from Sec 54-327 to allow the removal of nine grand trees.
Zoned SR-1 & C.

Owner Country Club of Charleston/Applicant: Seamon Whiteside & Associates, Inc.

APPROVED XX (Trees #4, #5, #6, #11) WITHDRAWN 0

DISAPPROVED XX (Trees #1, #7, #8, #9, #10) DEFERRED 0

MOTION: Approval to remove three driving range trees with condition that some of the
mitigation trees are planted in this area.

*J.Adrian, P.Murphy abstained from all votes.

MADE BY: A.Hargett SECOND: J.Webb VOTE: FOR 2 AGAINST 3 Motion fails

*A.Barton
N.Postell
E.Ferguson

MOTION: To consider one tree at a time.

MADE BY: J.Webb SECOND: A.Hargett VOTE: FOR 4 AGAINST 1

*A.Barton

MOTION: Disapproval: Tree #1 - 27" Live Oak.

MADE BY: E.Ferguson SECOND: N.Postell VOTE: FOR 5 AGAINST 0

MOTION: Approval: Trees 4, 5, & 6 be removed with condition for mitigation per staff.

MADE BY: A.Hargett SECOND: J.Webb VOTE: FOR 3 AGAINST 2

*A.Barton
N.Postell

MOTION: Approval to remove Trees #7(27"), #8(30"), & #9(32") with conditions for mitigation per staff.

MADE BY: E.Ferguson SECOND: J.Webb VOTE: FOR 2 AGAINST 3 Motion fails.

*A.Barton
N.Postell
A.Hargett

MOTION: Approval to remove 60-inch Live Oak (Tree #10) with condition for mitigation per staff.

MADE BY: E.Ferguson SECOND: J.Webb VOTE: FOR 2 AGAINST 3 Motion fails.

*A.Barton
N.Postell
A.Hargett

MOTION: Approval with staff recommendation of 30-inch Live Oak (Tree #11).

MADE BY: J.Webb SECOND: E.Ferguson VOTE: FOR 2 AGAINST 2 Motion fails.

*A.Barton
N.Postell

*A.Hargett abstained.

MOTION: To reconsider Tree #11.

MADE BY: A.Barton SECOND: J.Webb VOTE: FOR 5 AGAINST 0

MOTION: Approval with conditions of mitigation of Tree #11 per staff recommendations.

MADE BY: E.Ferguson SECOND: A.Hargett VOTE: FOR 3 AGAINST 2

*A.Barton
N.Postell

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2. Mutual Dr (W Ashley)(TMS#3100600106)

APP. NO. 176-07-A2

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Request a variance from Sec 54-330 to allow a reduced impervious construction
setback near the bases of three grand trees.
Zoned SR-6.

Owner: Catalyst Builders, Inc/Applicant: HLA, Inc.

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WITHDRAWN 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

B. New Applications.

1. 61 Ashley Ave (Harleston Village)(TMS#4570303005) APP. NO. 176-07-B1

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Zoned STR.

Owner: Walter Mueller/Applicant: Walter Mueller

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Barton SECOND: N.Postell VOTE: FOR 6 AGAINST 0
*A.Hargett was not present.

2. 89 Hagood Ave (Citadel)(TMS#4600000004) APP. NO. 176-07-B2

Request a variance from Sec 54-327 to allow the removal of four grand trees.
Request a variance from Sec 54-327 to allow the removal of seven protected trees.

Zoned DR-1F.

Owner: The Citadel/Applicant: ADC Engineering, Inc.

WITHDRAWN 0

DEFERRED 0

MOTION: Approval with staff recommendations and condition that 36 inches of mitigation trees are 6-inch caliper trees planted in the immediate vicinity of new school building and applicant make good effort to have wood from trees removed, reused in manner that benefits.

MADE BY: E.Ferguson SECOND: A.Hargett VOTE: FOR 6 AGAINST 0
*J.Webb abstains.

3. Copper St (Peninsula)(TMS#4590504207) APP. NO. 176-07-B3

Request a variance from Sec 54-327 to allow the removal of 14 protected trees.
Zoned GB.

Owner: Housing Authority of the City of Charleston/Applicant: Lindbergh & Associates

WITHDRAWN 0

DEFERRED 0

MOTION: Approval with conditions of staff.

MADE BY: J.Webb SECOND: N.Postell VOTE: FOR 7 AGAINST 0

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4. Henry Tecklenburg Dr (W Ashley) APP. NO. 176-07-B4
(portion of TMS#3090000262)

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Zoned PUD (Essex Village).
Owner: Magnolia Office Park, LLC/Applicant: MS Charleston, LLC

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR ____ AGAINST ____

5. St. Johns Woods Pkwy (Johns Is.) APP. NO. 176-07-B5
(TMS#2790000143)

Request a variance from Sec 54-327 to allow the removal of three grand trees.
Zoned PUD.
Owner: Pearlstine Real Estate Investment Co., LLC/Applicant: HLA, Inc

APPROVED XX (Tree #2 and #3) WITHDRAWN 0
DISAPPROVED XX (Tree #1) DEFERRED 0

MOTION: Approval to not allow removal and follow staff recommendations to treat and
prune Tree #1.

MADE BY: A.Barton SECOND: E.Ferguson VOTE: FOR 7 AGAINST 0

MOTION: Approval to allow removal of Tree #2 with staff condition but to replace with 144
caliper inches for just Tree #2.

MADE BY: P.Murphy SECOND: E.Ferguson VOTE: FOR 1 AGAINST 6 Motion fails.

MOTION: Approval to allow the removal of Tree #2 with staff condition except mitigation
trees to be 4-inch caliper minimum.

MADE BY: J.Webb SECOND: A.Hargett VOTE: FOR 7 AGAINST 0

MOTION: Approval to allow removal of Tree #3 with staff conditions.

MADE BY: A.Hargett SECOND: N.Postell VOTE: FOR 7 AGAINST 0

6. Cane Slash Rd(Johns Is)(TMS#2780000127 & 040) APP. NO. 176-07-B6

Request a variance from Sec 54-327 to allow the removal of four grand trees.
Request a variance from Sec 54-327 to allow the reduction in the impervious
setback requirement near the bases of four grand trees.
Zoned PUD.
Owner: Pulte Home Company, LLC/Applicant: HLA, Inc

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral.

MADE BY: _____ SECOND: _____ VOTE: FOR ____ AGAINST ____

7. Savannah Hwy(W Ashley)(TMS#3100300003) APP. NO. 176-07-B7

Request a special exception from Sec ~~54-347~~54-513.1 to allow a reduced OCRM
Critical Line Buffer.

Request a variance from Sec 54-330 to allow the reduction in the impervious setback requirement near the bases of four grand trees.
Zoned GB.
Owner: Brahama, LLC/Applicant: HLA, Inc.

WITHDRAWN 0

DEFERRED 0

MADE BY: E.Ferguson SECOND: P.Murphy VOTE: FOR 7 AGAINST 0

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.
Zoned GB.
Owner: City of Charleston/Applicant: Forsberg Engineering & Surveying, Inc

WITHDRAWN 0

DEFERRED 0

MADE BY: E.Ferguson SECOND: N.Postell VOTE: FOR 7 AGAINST 0

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.